

# Villa

## Ika, Kvarner



<b>Ref</b>	RE-U-35315
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Ika
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	780 sqm

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**No. of bedrooms**

5

**Price**

€ 2 400 000

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Solid villa in Ika, Opatija, just 700 meters from the sea, with a sea view.

The villa of 240 sq.m. sits on a land plot of 780 sq.m. with a swimming pool. The whole property is wonderfully surrounded by the wooden area.

Villa benefits garage and three levels.

There is a total of 5 bedrooms, 4 bathrooms, salon, kitchen, terraces, plus wellness area.

Parking for 2 cars.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m<sup>2</sup>:  
10000 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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